App F IX 4

Previous References

1948-49
(ML)

File No 109-48
Serial Nos 11, 12

Later References

GENERAL AND REVENUE SECRETARIAT

Serial Nos Two

P-11-E

Part B for Dec 48

SUBJECT

Representation of the Mysore City Co-operative Society for sites etc

L 6120 / Dt 6-12-48

To The Chairman, B I T B, Mysore

Instructs to examine ~~the~~ the question carefully and send Suitable reply to the authorities

KHC

DK 241/20-8-48. Md 1347

REPLY

(To be written on this margin)

OFFICE OF THE MINISTER FOR FINANCE AND INDUSTRIES

NOTE

Dated 31st July 1948

GENERAL & REVENUE SECRETARIAT 16 AUG 1948 1347 MUNICIPAL BRANCH

6/8

1) I place below a copy of the Report presented to me by the Members of the Mysore City Co-operative Housing Society, when I unveiled the portrait of His Highness at the Society on the 28th July 1948 I shall be glad if the requests contained in para 12 of the Report are examined in consultation with the Chairman Mysore City Improvement Trust Board

Revenue Secretary) 3/8

2) submitted with a draft letter to the chairman, C I T Board, Mysore as enquired

19/8

3) Please

To

The chairman,
Mysore Town Board

L 2353 dt 7/9/48
calls for certain particulars

for A
8/9

Regn of the Mysore Co-operative Societies Act, 1959

Letter No S 3 Sy 49/68 dt 26/9/68 1347 to 2672/68

from the chairman, Mysore
Co-operative Thrift Board
forwarding the information called for.

4) The report of the chairman and the resolutions passed by the Thrift Board on the representation of the Mysore Co-operative Housing Society for grant of 100 sites to the Society and a loan of Rs 2 lakhs in this connection is submitted for perusal with reference to para 1 supra

* flg S

5) The chairman may perhaps be requested to apply the authorities of the Society in terms of the resolution passed by the Thrift Board Thereafter for orders. } A

6) The question of the sanction of loan to the Society of Rs two lakhs has to be considered in the Co-op Dept and the Govt Secretariat

18/10

7) The Board are prepared to consider the request of the Society for sites when the Society are prepared to take up building houses on a large scale.

Recommended for orders with reference to para 1 supra

A - may be approved

25/10/68

9 I think it will be an improvement if a letter is sent to the Co-operative

Society in the terms of the
resolution of the Trust Bd
of 7.9.68
Refce para 1 supra

Members
for Home

8
26/10

25/12
mc

4172

The question of granting
sites must be examined
carefully. The Society
must convince the Board
that the applicants for
sites through the Society
are homeless and the
policy understates to
build for them subject
to these conditions, the
T.B may grant sites
at reasonable up-
set prices which will
cover charges for road,
drains, water mains &
lighting etc in that
layout

8/1/11

31/10

A draft letter is perhaps necessary
hma 8/11

1/11/68

To,

The Chairman Mysore T B

No 26120/A1 109-48-12

6-12-48

Instructed to examine the question carefully and send suitable reports to the authorities

B

10/12/48

THE MYSORE CITY-CO-OPERATIVE HOUSING SOCIETY Ltd., MYSORE

REPORT PRESENTED ON THE OCCASION OF THE UNVEILING OF THE PORTRAITS OF GANDHIJI AND H H THE MAHARAJA OF MYSORE IN THE PREMISES OF THE SOCIETY ON 28-7-1948 AT 8-30 A M BY THE HONOURABLE MINISTERS H SIDDAIAH AND H C DASAPPA

****

1) Mysore is one of the most beautiful cities in India But fortyfive years back it was not, as it has been now, a city of parks and garden houses Like many an ancient Indian City, it was mostly congested and insanitary The bubonic plague which broke out in the State in 1898 worked such ravages in this city that, during a number of years when the epidemic was very virulent, there were days when more than hundred persons were dying of the disease It was then in the year 1903, that the Government enacted a Special Act, for the improvement of the Mysore City, called the Mysore City Improvement Trust Act, and constituted a Board of Trustees under it, to carry out the objects of the Enactment The Board has been still functioning in the City

2) The Trust Board immediately undertook both the work of demolition of insanitary houses and of providing facilities for putting up new ones in the extensions it laid out But new houses that were constructed thus, were not sufficiently numerous to meet the requirements of the growing city The Board had pulled down by the year 1916 as many as 5000 houses, but the congestion in the remaining houses was not reduced It was at this juncturethat some of the citizens of the Mysore City realised, that in addition to the Trust Board, Housing Co-operative Society would serve the purpose better, by assisting in the construction of new houses in the City At that time, Mr M A Narayana Iyengar, who is very well known as Sri Vasananda of Sri Ramakrishna Mission, was the Registrar of Co-operative Societies, whose enlightened farsightedness stimulated during his regime, the expansion of Co-operation in the State in Various directions He took a prominent part in the establishment of this Society, registered it on 1-11-1916 and presided over its

its General Meeting held on 4 -12-1916 when he addressed the Gathering on the ideal and aims of the Housing Co-operative Societies Of the 13 points he enunciated in the Meeting the following are selected up as they have been the most vital amongst them -

(1) It is the duty of the State and the Municipality to see its citizens housed properly in sanitary dwellings cheaply constructed so as to suit all classes of labourers and workmen

(2) The interest on loan even at 9% is too high a rate for the poor and the Government would be justified in assisting the society by lending from 33 to 50 percent of the value of every house under Rs 1000/- at 3% according to circumstances, so that it might be lent to the members at 4

(3) The society should recover the price of the houses from its members in monthly instalments of about 2 to 5 rupees above the rental value in a period of 10 to 25 years

(4) That the dividend on the share capital is to be limited to 6%, the rest of the profits of the society going to reduce the cost of houses to the members

3) The appeal of the Registrar impressed the audience and attracted many of the foremost citizens of Mysore into its membership Late Messrs Amble Narasimha Iyengar, the leader of Womens' Education in Mysore, V N Narasimha Iyengar, retired Palace Controller, Lokahithaishi H Nanjundaraj Urs, M Venkata-Krishnaiah, the Grand Old Man of Mysore, Y Sreenivasa Rao, Retired Chief Engineer, Dharmaprakasha Rao Bahaddur D Banumiah, M Sreeinivasa Rao, Retired Circle Inspector, Rao Bahaddur Rajashilpivisharada B Subba Rao, Retired Chief Engineer, Rajasevasaktha Rao Bahaddur M Ramaswamy and many others oined the society immediately and most of them, in their turn, served on the Committee of Management as well

4) The object of the Society has been from the beginnin not only to advance money to members either to build new structures or to repair the old houses, but also to secure sites for them to build houses and even to stock building materials to supply at a fair rate The society has undertaken these items

items as far as it has been within its means

5) The Trust Board has been very helpful to the Society In the year 1937-38 its Chairman Mr M A Sreenivasan very graciously encouraged the society by giving 22 sites in the Vanivilasa Mohalla in one block and 6 sites in the Manantody Road in another block, to be utilised by the Institution to put up houses thereon under its Hire Purchase Scheme In 1943 14 sites in Vanivilasa Mohalla were allotted In 1946, 20 sites in Padavarahalli Extension were allotted Certain other concessio concessions regarding forfeiture of sites are also shown The Society is deeply indebted to the Board for its generous help all along

6) The Provincial Co-operative Apex Bank in its turn rendered very sympathetic service to the Society It xxx advanced us 50, 000/- to be lent for ordinary house building purposes and another sum of Rupees 25,000/- to construct houses on hire purchas scheme Recently it has advanced another Rs 75,000/- for similar purpose at 5% We have requested the Registrar of Co-operative Societies to recommend our case to sanction of a loan of Rupees Two lacs at a very low rate of interest The Government also are favourably disposed towardsthe Co-operative Housing Scheme We are highly indebted to the Apex Bank for its repeated timely financial aid

7) At the end of the year 1947-48 the society had 1886 members who have paid a share capital of Rs 83,395-5-0 The Reserve Fund amounted to Rs 15,513-15-5 and the total working capital was more than Rs 3, 20,000 The institution has distributed dividend ranging from 3 1/8 to 7½% It has paid a rebate alsoon interest paid by members during a number of years

8) Since the year 1929-30, the society has rendered financial help for the construction of more than 500 houses The total sum thus advanced for the whole period amounts to six laksha -lakhs, the loans due on most of these houses have been fully repaid The society was advancing loans previously at even more than 9-6-0 % of interest as it had to do business, mainly with the capital raised as fixed deposits that were carrying different rates of interest, according to the prevalent market

market conditions Ever since the capital was substantially advanced by the Apex Bank in the year 1938, the rate of interest has been reduced to Rs 7-13-0 The period of repayment of loans has been mostly 150 months The society undertook the scheme of constructing houses on Hire Purchase Scheme Thirty houses in Vanivilasa Mohalla and one in Saraswathipuram were built and given to the members for occupation The members pay not less than 20% of the estimate of the construction as advanced and society pays the rest and get the houses built by its own Contractor The Society's advance is recovered in 150 monthly instalments on which interest at 7% is charged

9) Ever since the inception of the society loans are advanced only on the security of houses, if we leave apart short accomodation on security of deposits of members For the last many years, there was no occasion to write off any debt as bad

10) The Co-operative Department has been greatly helpful to the Society But for the ready response and sympathetic support of the Registrar and the Assistant Registrar and other officers of Co-operative Department, the society would never have been able to get the financial aid from the Apex Bank The Committee takes this opportunity to thank all of them for their valuable services, and it trusts that the Department in future also extend the same sympathy towards the Institution

11) A cite in the heart of the City was secured to put up the Office Building of the Society and a building is put up

12) While we thank the Trust Board for the allotment of 20 sites in Padavarahalli, we take this opportunity of requesting the Board to give this institution all necessary facilities such as water, drainage etc , so that the society in future could render more and better service to its houseless members In this connection, we propose to make the follwoing appeal We have requested the Trust Board to grant us at least 100 sites for ov which we propose to put up very early and relieveto some extent congestion and solve the housing problem Further as already stated, we request you, Sir, to accord sanction to a loan of Rupees Two lakhs directly by the Government or through the Apex Bank at a rate not exceeding 3% rate of interest repayable in

in 25 years

13) The Society has high ambition and hopes to reach them surely, even though it be slowly, without taking any undue risk, though not omitting to function fully on grounds of extreme caution

(Sd) B V Krishnamurthy
Honorary Secretary

G R S App F G 3

GENERAL AND RTVENUE SECRETARIAT

(*Continuation sheet draft form*)

T.S.
Please copy paras 8 to 12

To, L 2353/E 7-9-42

The Chairman, C I T Board, Mysore

Sir,

In forwarding herewith an ~~copy of the~~ extract from a report presented to the Government of Mysore by the members of the Mysore ~~Co~~operative ~~Com~~ Housing Societies on the occasion of the unveiling of the portraits of Gandhiji and H H the Maharaja on 2 & 7-42 in Mysore, I am directed to request you to examine and report on the requests made in paras 12 thereof, at an ~~early date~~ re the grant of 600 plots, loans of Rs 2 lakhs to the Societies at an early date,

Please do so

The report may also be returned with the papers

GD 0565—GPB—22,500—8 11 38

No B3 S G 49/48-49/Encl 1

Office of the Chairman
City Improvement Trust Board

Mysore Dated 23rd septr. 194 8

From

Sri P Sitaramaiah BA BL
CHAIRMAN CITY IMPROVEMENT TRUST BOARD
MYSORE

GENERAL & REVENUE SECRETARIAT
20 SEP 1948
2512
PA BRANCH

To

Janab Syed Abdul Aleem, B A ,
SECRETARY TO THE GOVERNMENT OF
HIS HIGHNESS THE MAHARAJA OF MYSORE
REVENUE DEPARTMENT BANGALORE

Sir

With reference to your letter No L 2353/E , dated the 7th September 1948 forwarding an extract from a report to the Minister for Finance and Industries by the Members of the Mysore City Co-operative Housing Society, Ltd , on the occasion of unveiling of the Portraits of Gandhi and His Highness the Maharaja on 28th July 1948 in Mysore and requesting to examine and report on the request made in Para 12 thereof regarding grant of 100 sites and of a loan of Rs 2 lakhs to the society etc , I have the honour to enclose herewith a copy of the Trust Board Resolution No 75 dated the 7th September 1948 on the subject

I have the honour to be,
Sir,
Your most obedient servant,

23/9/48
Chairman

HR 2

Proceedings of the ordinary meeting of the Board of Trustees for the improvement of the City of Mysore, held at the Council Hall on 7th September 1948

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xx xx xx

xx xx

75 Letter No 45 dated 14-7-48 from the President, City Co-operative Housing society, Ltd , requesting to recomment to Government to Kindly grant a loan of Rs 2/- lakh at cheap rate of interest and to grant them at least one hundred sites

"Perused the letter from the City Co-operative Housing society, Ltd , Mysore, As regards the loan of Rs 2 lakhs of rupees the society may approach the Government through the Registrar of Co-operative societies, as that would be the proper channel As regards its request for the grant of of sites in favour of the society, the Trust Board will be glad to duly consider such of the applications of the members of the society who have no houses and are residents of Mysore City, along with other applications when sites are duly formed and advertised for being disposed off for the public

" The Board further feels that the request of the society for grant of sites in their favour would be duly considered if the society /ware to take up house building scheme on a large scale directly by the society "

xx xx xx

xx xx

(Sd) P Sitaramiah
Chairman

" Copy "

HRS/4

Chairman 23/9

Appendix F G—11 (Two copies)

No 4

SUBJECT

L6120

Section MH
File No 109-48
Serial No 12

Diary No of letter replied to

No DJ 6 12-48

To

General and Revenue Secretariat

( )

the *19*

Date of issue

Signed by

List of enclosures

Copied by

Examined by

The Chairman, C I T ---
Board, Mysore
Sir, ---
with reference to the
correspondence ending with the
yr letter No B3-sg 49/48
-49 & 2-5-9- wh we the
representation of the
Mysore Co-operative
Housing Society Ltd for
the grant of sites to the
members of the Institution etc,
I am directed to state
that the question of

WD 0686—GPB—8 000—9-8-47

granting plots must be
examined carefully and the Trust-board
may grant plots at reasonable
to the wants of the institution
upset prices which sale shall
cover charges for Road, Drain, water
main, lighting etc in the layout
subject to the condition
that the Board must ensure
the Board that the applicants
for plots through the Board
are bonafide and that it
undertakes to build houses for them
on the plots to be granted
to such persons
In the light of the above
orders, a suitable reply may
now be sent to the
authorities of the Board in the
matter As regards the grant
of loan, the Board may be
informed after the resolution
passed by the Board

for approval
or other orders

respectfully
[illegible]
7/11/[illegible]

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

No L6120/ml 109-48-12 General and Revenue Secretariat

Dated Bangalore 6-12- 1948

FROM

The Secretary to the Government of
His Highness the Maharaja of Mysore
Revenue Department

To

The Chairman,
City Improvement Trust Board,
Mysore

SIR

With reference to the correspondence ending with your letter No B3 Sg 49/48-49 dated 25th September 1948 regarding the representation of the Mysore City Co-operative Housing Society, Ltd , for the grant of sites to the members of this Institution etc , I am directed to state that the question of granting sites must be examined carefully and the Trust Board may grant sites to the members of the Institution at reasonable upset prices which shall cover charges for road, drain, water main, lighting etc , in the layout, subject to the conditions that the Society must convince the Board that the applicants for sites through the Society are houseless and that it undertakes to build houses for them on the sites to be granted to such persons

In the light of the above orders, a suitable reply may kindly be sent to the authorities of the Society in the matter As regards the grant of loan, the Society may be informed in terms of the resolution passed by the Board

Yours faithfully,

For Secretary to Government,
Revenue Department